



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	CITY OF WYLIE, COLLIN COUNTY, TEXAS	NO PROJECT	UPDATE
	COMMUNITY NO.: 480759		
IDENTIFIER	Birmingham Farms (Reissuance of LOMR 03-06-677P)	APPROXIMATE LATITUDE AND LONGITUDE: 33.025, -96.561 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 48085C0415J DATE: June 2, 2009 TYPE: FIRM* NO.: 48085C0420J DATE: June 2, 2009		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: June 2, 2009 PROFILE: 69P	

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map

### FLOODING SOURCES AND REVISED REACHES

MUDDY CREEK TRIBUTARY 1 - from approximately 80 feet upstream of FM 3412 to approximately 7,450 feet upstream of FM 3412

UNNAMED TRIBUTARY TO MUDDY CREEK (UPPER REACH) - from approximately 850 feet downstream of FM 3412 to 1,550 feet upstream of Westgate Way

UNNAMED TRIBUTARY TO AN UNNAMED TRIBUTARY TO MUDDY CREEK (UPPER REACH) - from the confluence with an Unnamed Tributary to Muddy Creek (Upper Reach) to approximately 920 feet upstream of Ann Drive

### SUMMARY OF REVISIONS

This Letter of Map Revision (LOMR) is a reissuance of a LOMR dated May 19, 2004 (Case No. 03-06-677P), which revised the Flood Insurance Study (FIS) report and Special Flood Hazard Areas (SFHAs), the areas that would be inundated by the base (1-percent-annual-chance) flood, along Muddy Creek Tributary 1, Unnamed Tributary to Muddy Creek, and Unnamed Tributary to Unnamed Tributary to Muddy Creek. A new countywide study was effective on June 2, 2009, using detailed methods. However the original LOMR data (Case No. 03-06-677P) was not incorporated completely in the effective study. The BFEs\* and SFHA have not changed from the May 19, 2004 LOMR, except to update the vertical datum.

\*Base Flood Elevations

### DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/business/nfip>.

Michael J. McGinn, Program Specialist  
Engineering Management Branch  
Mitigation Directorate



Federal Emergency Management Agency  
Washington, D.C. 20472

LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

**CID Number:** 480130

**Name:** COLLIN COUNTY UNINCORPORATED AREAS, TEXAS

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

TYPE: FIRM\* NO.: 48085C0420J DATE: June 2, 2009

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/business/nfip>.

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Michael J. McGinn, Program Specialist  
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Mitigation Directorate



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### LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

#### COMMUNITY INFORMATION

##### APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

##### COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the submitted hydrologic model for LOMR Case No. 03-06-677P without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that any permits required by Federal or State law have been obtained. State or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our Web site at <http://www.fema.gov/business/nfip>.

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Michael J. McGinn, Program Specialist  
Engineering Management Branch  
Mitigation Directorate



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**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

**COMMUNITY INFORMATION (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Frank Pagano  
Director, Mitigation Division  
Federal Emergency Management Agency, Region VI  
Federal Regional Center, Room 206  
800 North Loop 288  
Denton, TX 76209  
(940) 898-5127

**STATUS OF THE COMMUNITY NFIP MAPS**

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/business/nfip>.

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Michael J. McGinn, Program Specialist  
Engineering Management Branch  
Mitigation Directorate



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**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

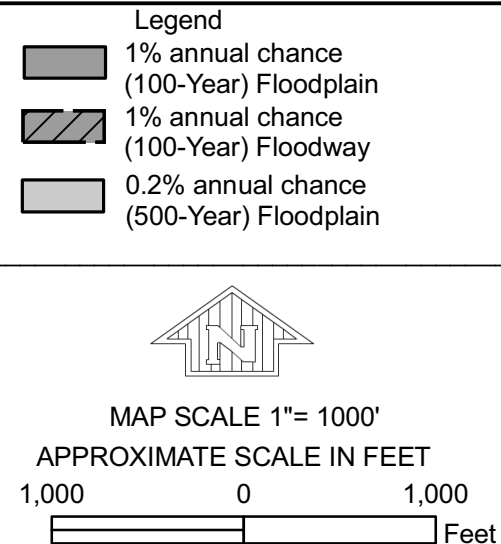
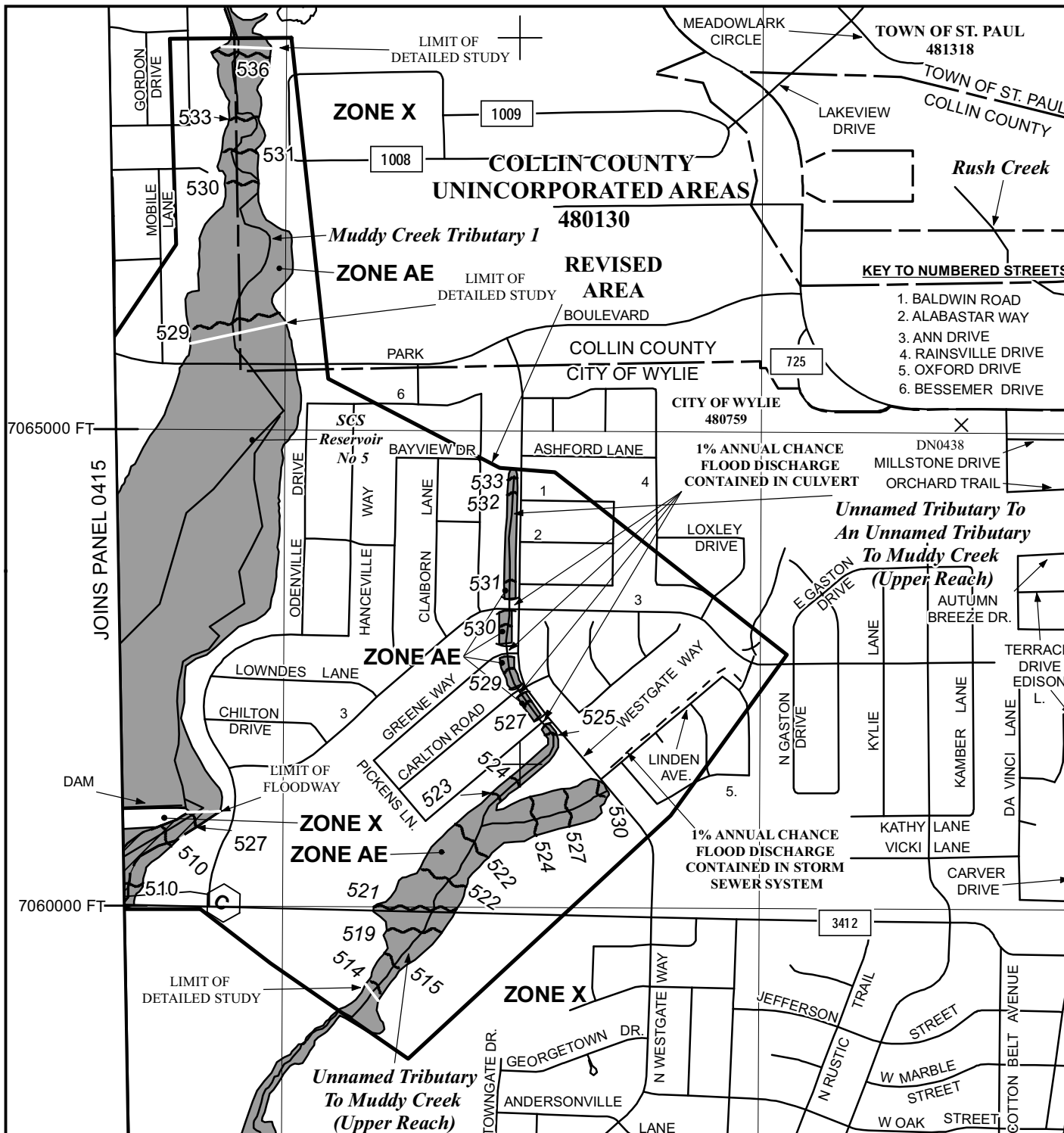
**PUBLIC NOTIFICATION OF REVISION**

This revision is effective as of the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific or technical data.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/business/nfip>.

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**NFP**

**PANEL 0420J**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**COLLIN COUNTY, TEXAS**

**AND INCORPORATED AREAS**

**PANEL 420 OF 600**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
COLLIN COUNTY	480130	0420	J
LUCAS, CITY OF	481545	0420	J
ST. PAUL, TOWN OF	481318	0420	J
WYLIE, CITY OF	480759	0420	J

**REVISED TO REFLECT LOMR**

**EFFECTIVE: December 16, 2009**

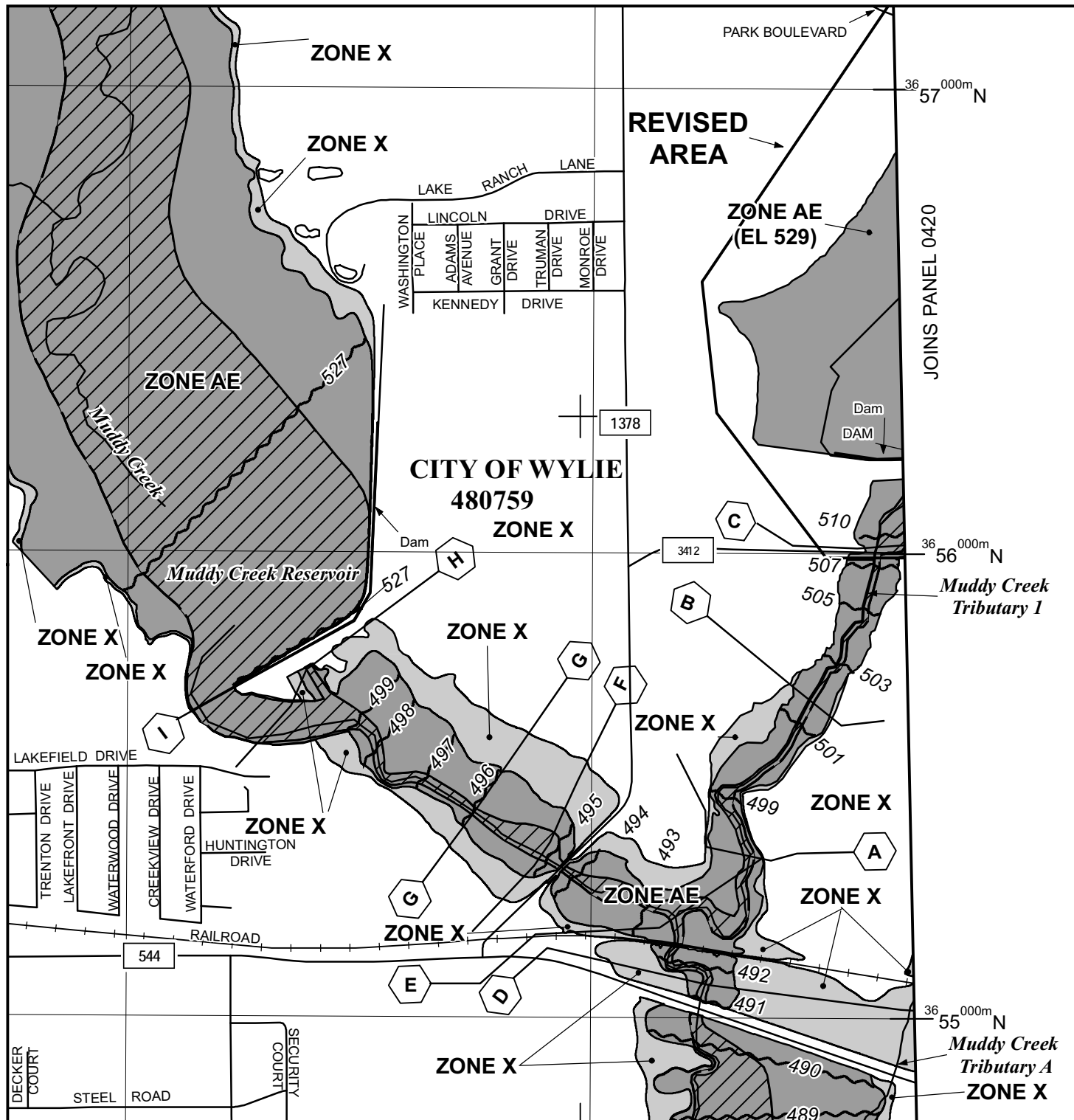
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.




**MAP NUMBER**  
48085C 0420J

**MAP REVISED**  
JUNE 2, 2009

**Federal Emergency Management Agency**





- Legend**
-  1% annual chance (100-Year) Floodplain
  -  1% annual chance (100-Year) Floodway
  -  0.2% annual chance (500-Year) Floodplain



MAP SCALE 1"= 1000'  
 APPROXIMATE SCALE IN FEET

1,000 0 1,000 Feet

**NFIP** PANEL 0415J

**FIRM**

FLOOD INSURANCE RATE MAP  
 COLLIN COUNTY,  
 TEXAS  
 AND INCORPORATED AREAS

PANEL 415 OF 600  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLLIN COUNTY	480130	0415	J
LUCAS, CITY OF	481545	0415	J
MURPHY, CITY OF	480137	0415	J
PARKER, CITY OF	480139	0415	J
PLANO, CITY OF	480140	0415	J
RICHARDSON, CITY OF	480184	0415	J
SACHSE, CITY OF	480186	0415	J
ST. PAUL, TOWN OF	481318	0415	J
WYLIE, CITY OF	480759	0415	J

**REVISED TO REFLECT COMB**

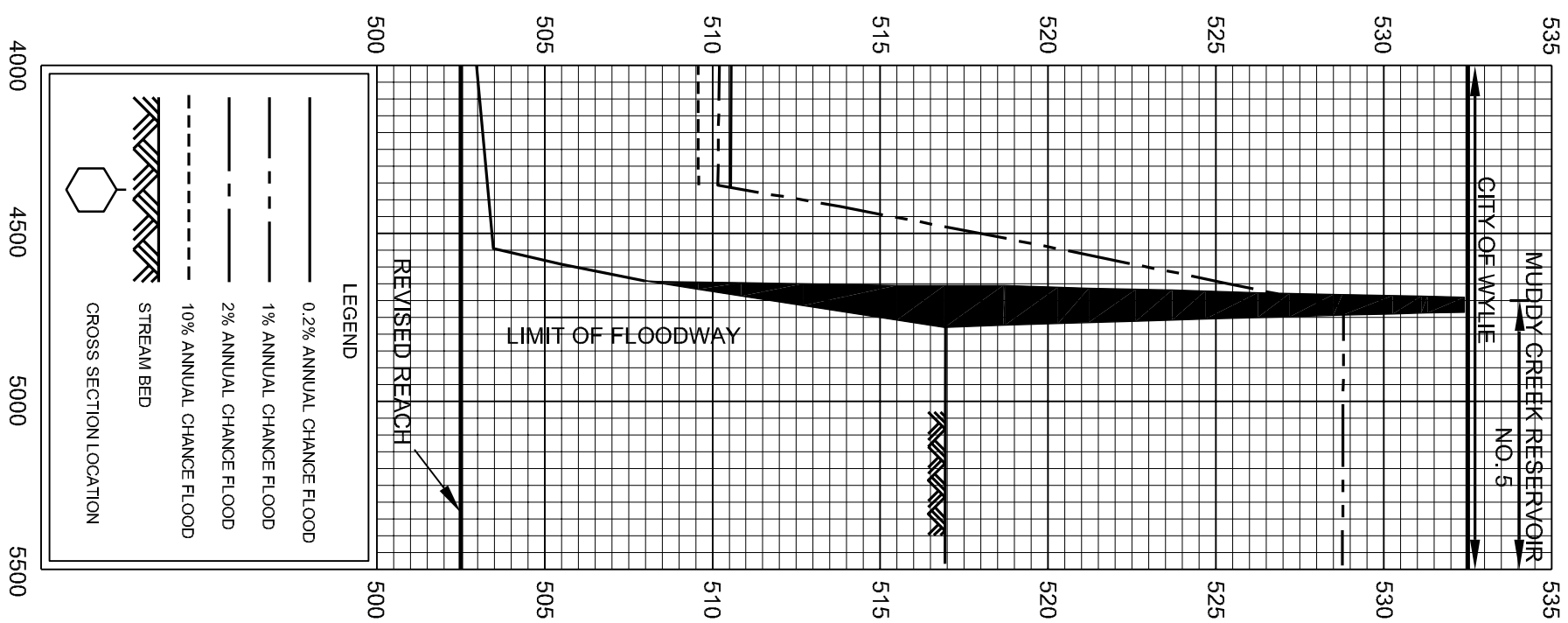
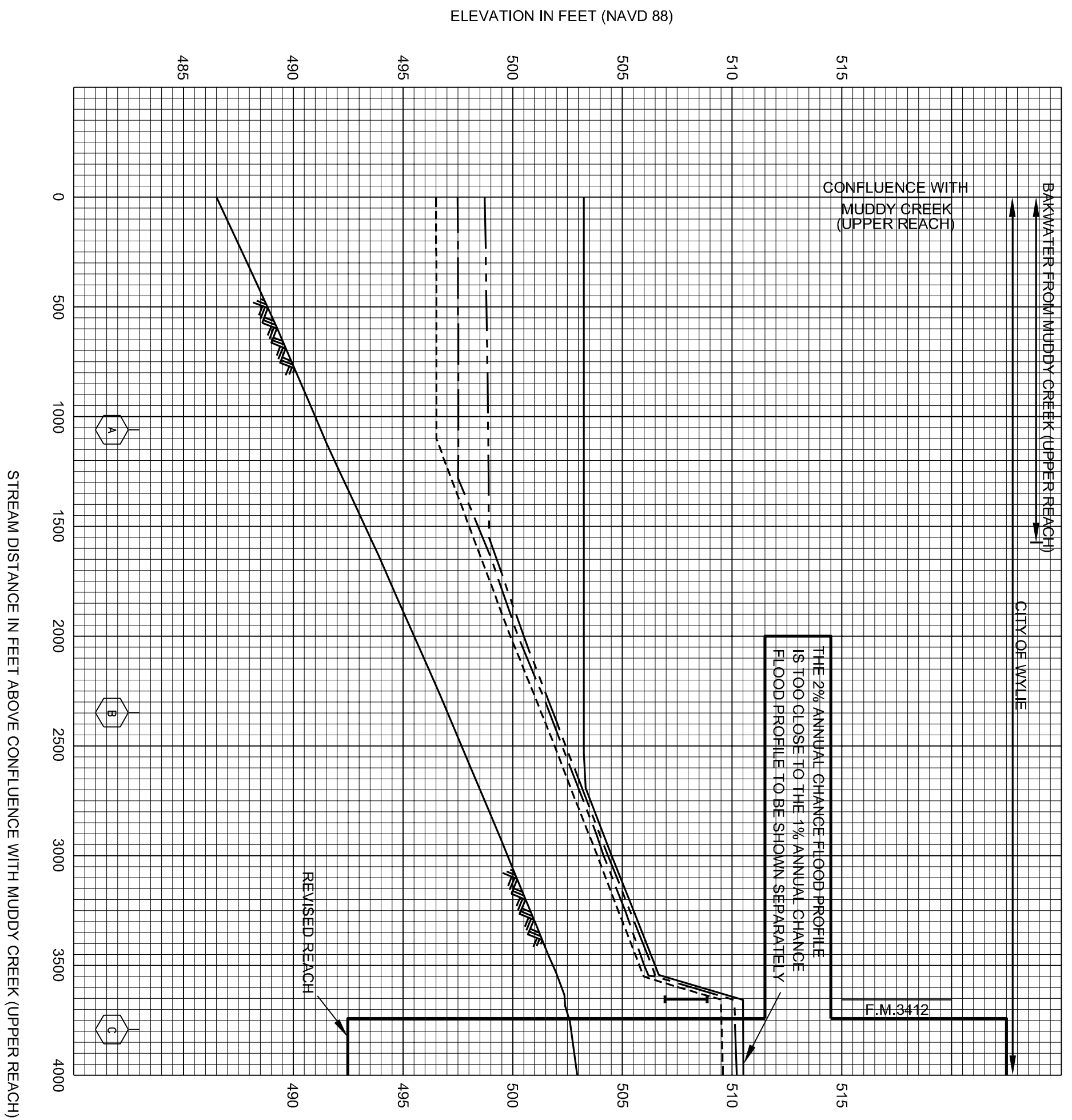
Notice to User: The Map Number shown below should be used on all insurance applications for the subject community. The Community Number shown above should be used on insurance applications for the subject community.

**EFFECTIVE: December 16, 2009**

MAP NUMBER  
 48085C0415J

MAP REVISED  
 JUNE 2, 2009

Federal Emergency Management Agency



**REVISED TO  
REFLECT LOMR  
EFFECTIVE: December 16, 2009**

## FLOOD PROFILES

# MUDDY CREEK TRIBUTARY 1

FEDERAL EMERGENCY MANAGEMENT AGENCY

COLLIN COUNTY, TX  
AND INCORPORATED AREAS

69P